



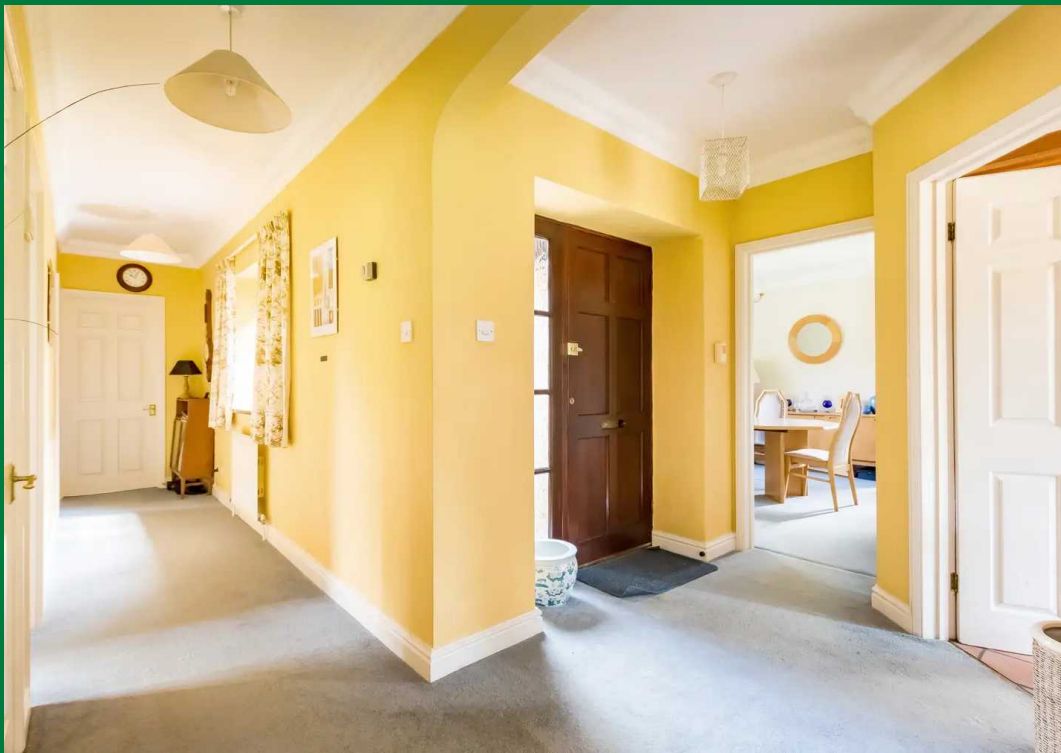
**COUNTRY**  
PROPERTY



**Millholm Barn**

Hinton

**£895,000**



# Millholm Barn, Child's Farm

Hinton, Chippenham, SN14 8HG

Tidily presented detached bungalow, set in 1/3rd acre private gardens situated in the heart of the picturesque village of Hinton. Spacious accommodation includes three bedrooms, large lounge and dining room, master bedroom with ensuite, and there is a double garage and off-road parking.

Part of a one-off development of only six detached homes built in the 1990s, the property retains an exclusive feel. It is perfectly placed at the end of the cul-de-sac, meaning the South facing rear garden enjoys a high degree of privacy, backing on to fields to the rear. For those looking to be part of a thriving village community, you will be updated by the tri-annual local news handbook circulated through the three villages Hinton Dyrham and Doynton, not to mention the highly prized 'The Bull' pub restaurant, which is a two minute walk up the road. Another best kept secret of Hinton is its accessibility to M4, via A46 just South of junction 18 Tormarton.

- Detached Bungalow in 1/3rd Acre
- Highly Private Gardens
- Quiet, Peaceful Village Location
- 3 Bedrooms, Master Ensuite
- Some Future Potential
- Double Garage
- No Onward Chain
- Energy Efficiency Band D





## Location:

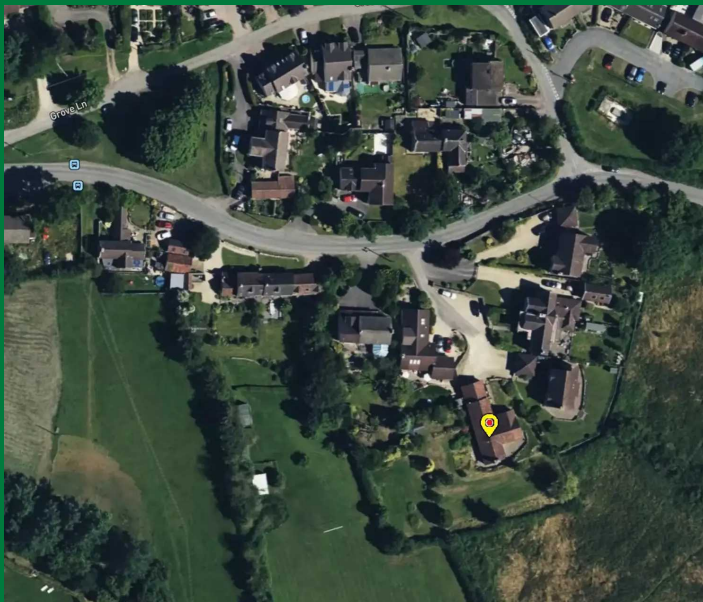
Hinton


Hinton is a desirable semi-rural country village that lies geographically about 20 minutes away from the centres of both Bath & Bristol. Although it is on the edge of the countryside, it is excellent for commuting and transport links, being less than a 5 minute drive from the M4 J18 Tormarton. Mainline rail services to London can be accessed via Bath, Bristol or Chippenham rail stations. Locally the village has a good pub restaurant called The Bull Inn - meanwhile convenience stores, coffee shop, school and pubs are a 5 minute drive away in Pucklechurch. Being on the edge of the countryside, the neighbouring village of Dyrham is a pleasant walk, home to National Trust's Dyrham Park estate.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

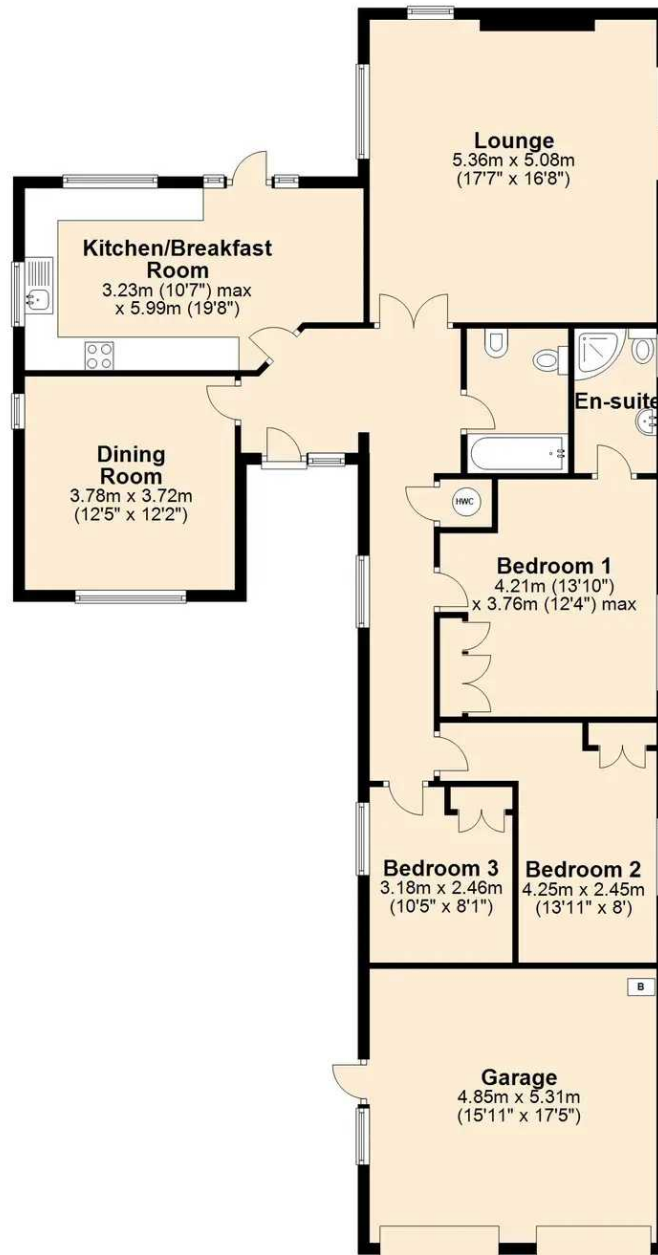


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Ground Floor

Approx. 147.1 sq. metres (1583.7 sq. feet)



Total area: approx. 147.1 sq. metres (1583.7 sq. feet)

Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

This plan includes only the main rooms and does not include  
any external areas or outbuildings.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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**COUNTRY**  
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